

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S. Special Permit #1936:

DATE: September 9, 2001

PROPOSAL: Request to construct and operate a club under the provisions of 27.63.200.

WAIVER REQUEST: None

LAND AREA: 26.769 acres more or less

CONCLUSION: This application is in conformance with the Comprehensive Plan and meets the provisions of the special permit.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lot 11, I.T., and a portion of the N ½ of the SW 1/4 of Section 24, Township 10 North, Range 7 East, Lancaster County, Nebraska. As described in the attached legal description for "Parcel 2".

LOCATION: Generally located on the north side of Hwy 34 ("O" St) and 96th St.

APPLICANT: Mark A. Hunzeker
1045 Lincoln Mall
Lincoln, NE 68508
(402) 476-7621

OWNER: Sesostris Shrine Corp.
1717 Yolande St.
Lincoln, NE 68521

CONTACT: Mark A Hunzeker

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm land

SURROUNDING LAND USE AND ZONING:

North: farmland, zoned AG Agriculture

South: Hillcrest golf course and farmland, zoned AG Agriculture

East: One residence and farm land, zoned AG Agriculture

West: Farmland and Southeast Community College, zoned AG, Agriculture

ASSOCIATED APPLICATIONS: None

HISTORY: Changed from AA Rural and Public Use to AG, Agriculture in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: This is shown as Agriculture on Figure 16, Lincoln's Future Land Use Plan. This is outside the Future Service Limit and is in Phase IV, held as an urban reserve. The Comprehensive Plan states:

Agricultural land use is changing from the traditional pattern of row crops, pasture and livestock. The new specialized agriculture uses include diversified horticulture, silvaculture and aquaculture. The raising of specialized livestock has increased to include such activities as buffalo, goats, lamas, fish, turkey, honeybees and ostrich. Other diversified uses can include "pick your own" apple orchards and pumpkin farms, cut your own Christmas trees, sod farms, and cash crop truck farming. Such agricultural uses are supported by the plan, when the design and intensity of use is compatible with the rural character of the county. (Amendment 9416)

A limited level of agricultural related and compatible diverse uses such as heritage centers, bed and breakfasts, golf courses, and residential acreages are expected to increase. (Amendment 9416)(pg 75)

UTILITIES: This is outside the rural water district boundaries. Sewer and water are proposed to be by well and lagoon.

TOPOGRAPHY: Rolling with a drainage way through the area.

TRAFFIC ANALYSIS: "O" Street is Federal Highway 34 at this location. The State has plans for widening and has purchased access rights from abutting property owners. Access is from a major street. 98th Street is shown as future 100' ROW along the west boundary.

PUBLIC SERVICE: County Sheriff, SE Rural Fire District. Waverly Public Schools.

REGIONAL ISSUES: Entrance to Lincoln.

ENVIRONMENTAL CONCERNS: There are no environmental resources or flood plain noted at this site. The soil rating is 5.1 on a scale of 1 to 10, where 1-4 are prime agricultural soils. This is not prime agricultural land.

AESTHETIC CONSIDERATIONS: Entrance to Lincoln.

ALTERNATIVE USES: Farm land or acreage development under the AG zoning.

ANALYSIS:

1. This request is for a “Club” for the Sesostris Shrine. It is proposed to;
Contain a main activities building of 32,000 square feet in area
Have a maintenance building of 8,000 square feet in area
Be on its own water (well) and sewer (lagoon).
2. The largest assembly hall will be 7,500 square feet, that will require 150 stalls for parking. 164 stalls are shown, plus over flow on the drill field.
3. Projected use is of mixed events and meetings with up to 500 persons anticipated at any one time. Peak use is expected to happen about once a month. Hours of operation would normally be evenings until 1:00 a.m. The drill field can serve as an area for additional parking spaces when needed.
4. The facility will have a security fence and gate.
5. Access to “O” street is under the control of the State of Nebraska Department of Roads and their permission for access for this type of facility/use is required. (98th Street is proposed to be opened at 100' ROW. Proper setbacks need to be provided for.
6. A “club” is a special permitted use in the AG agriculture district and is presumed to be in conformance with the Comprehensive Plan.

CONDITIONS:

Site Specific:

1. This approval permits a club with up to 32,000 square feet in the main building and an accessory building up to 8,000 square feet.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1,1 Revise the site plan to show a 100' setback from the west property line.

2.1.2 5 copies of the approved site plan.

2.2 The construction plans comply with the approved plans.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:

- 3.1 Before occupying this club all development and construction is to comply with the approved plans.
- 3.2 Before occupying this club City/County Health Department is to approve the water and waste water systems.
- 3.3 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
- 3.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.6 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Mike DeKalb. AICP
Planner

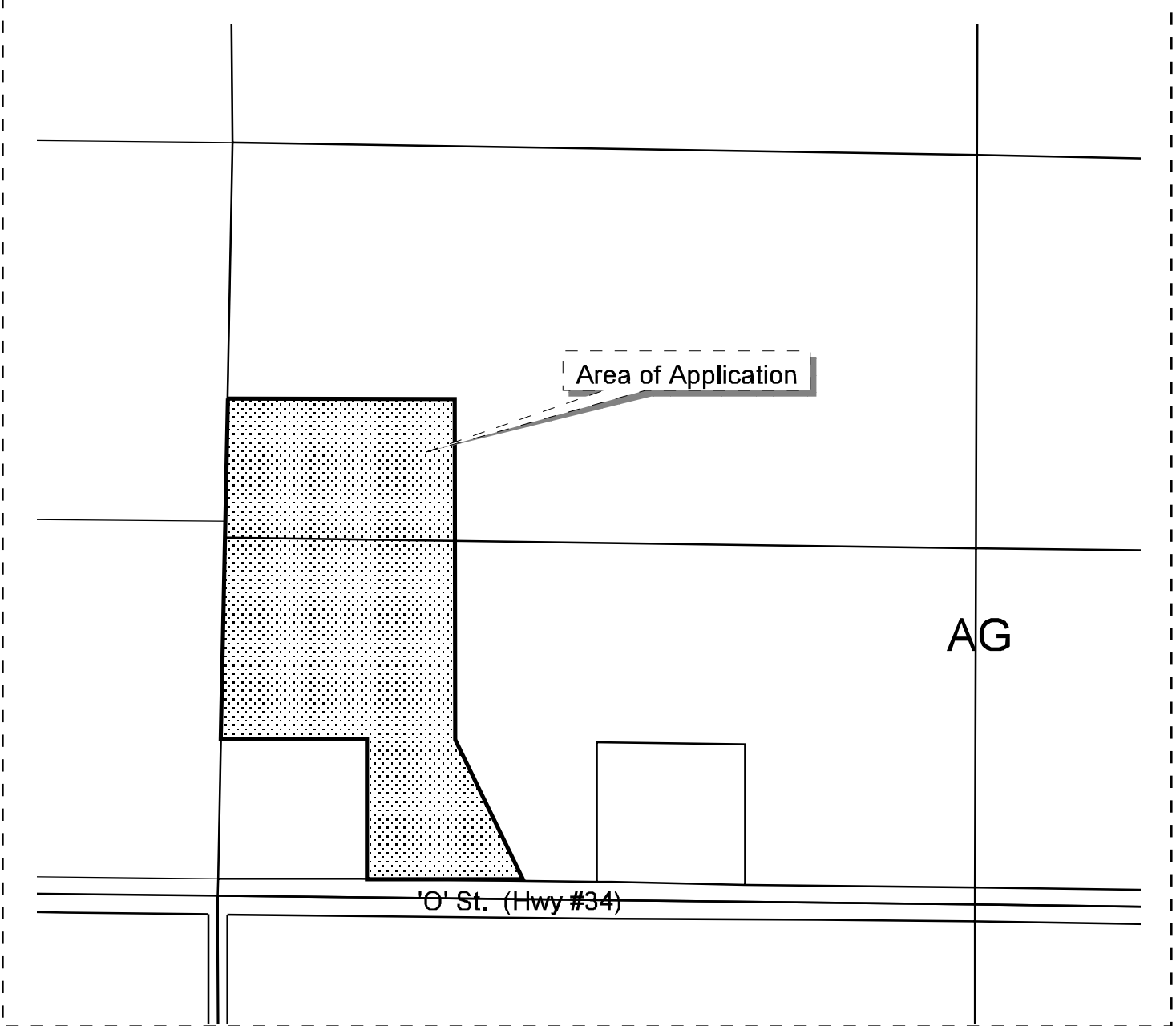


Special Permit #1936
N. 112th & Hwy #34



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

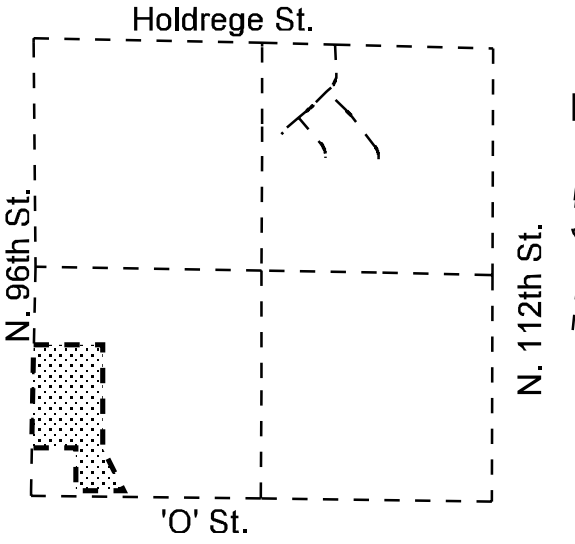
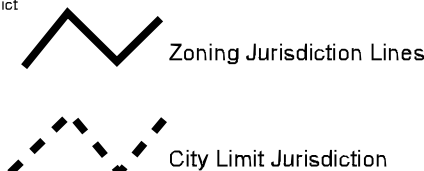


Special Permit #1936 **N. 112th & Hwy #34**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 24 T10N R7E



Official Survey Record

R. Russel Orr Land Surveying
7130 Morton Street, Lincoln, NE 68507
Ph.: (402) 450-0827
Fax: (402) 466-6721

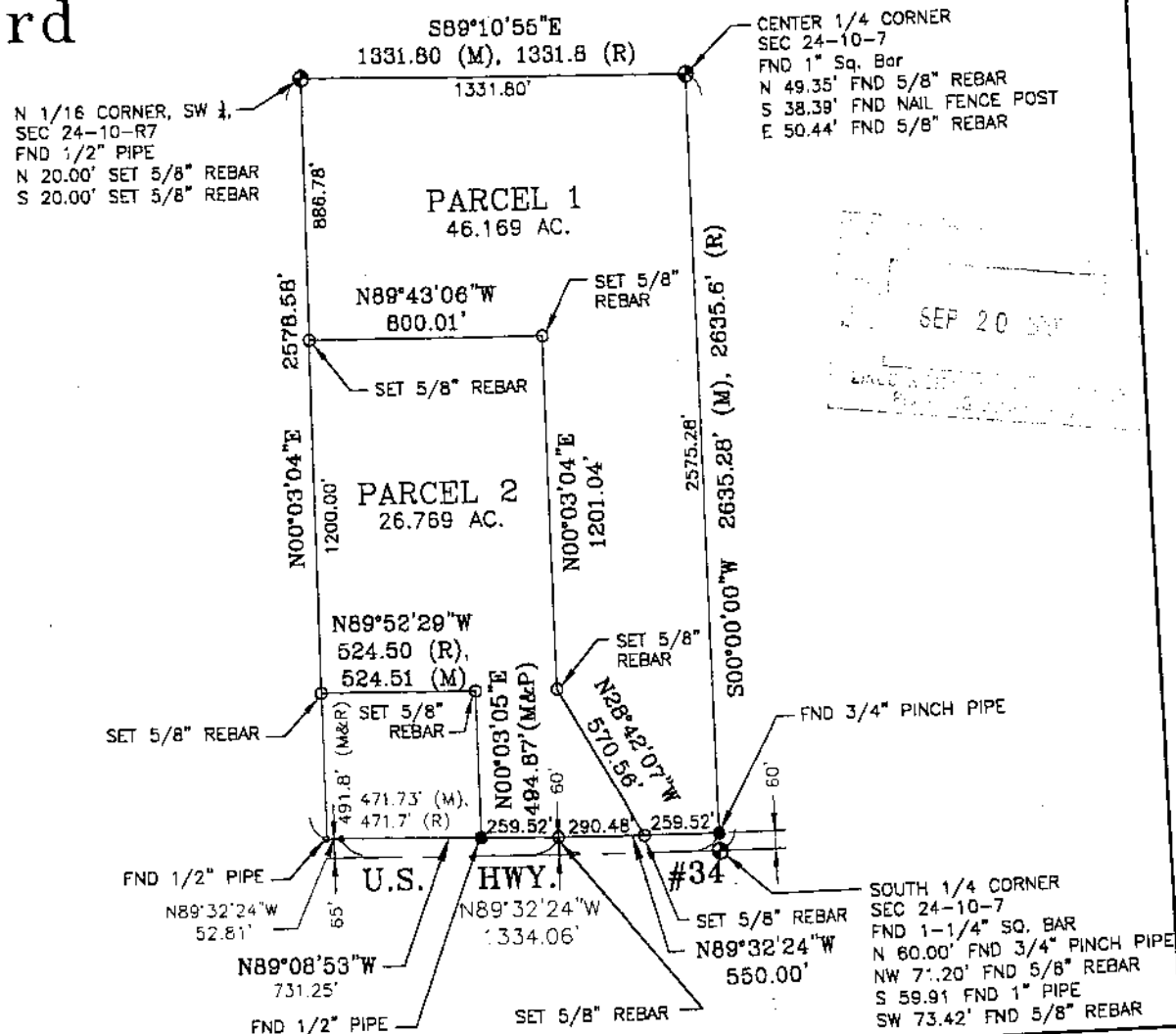
Job No: 33701



Scale: 1" = 500'

LEGEND

- R = Recorded Distance
- M = Measured Distance
- P = Plot Distance
- = Corner Found
- = Corner Set
- ⊙ = Section corner



urvey Record

Surveying
Lincoln, NE 68507

PARCEL 1

A LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN A PORTION OF LOT 11 I.T., AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL LOCATED IN THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTH QUARTER CORNER OF THE SAID SECTION 24; THENCE: N00°00'00"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF HIGHWAY NO. 34 AND THE POINT OF BEGINNING; THENCE: N89°32'24"W, ON SAID LINE, A DISTANCE OF 259.52 FEET; THENCE: N28°42'07"W, A DISTANCE OF 570.56 FEET; THENCE: N00°03'04"E, A DISTANCE OF 1201.04 FEET; THENCE: N89°43'06"W, A DISTANCE OF 800.01 FEET; THENCE: N00°03'04"E, A DISTANCE OF 886.78 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE: S89°10'55"E, ON SAID LINE, A DISTANCE OF 1131.80 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 24; THENCE: S00°00'00"W ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2575.28 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 46.169 ACRES MORE OR LESS.

PARCEL 2

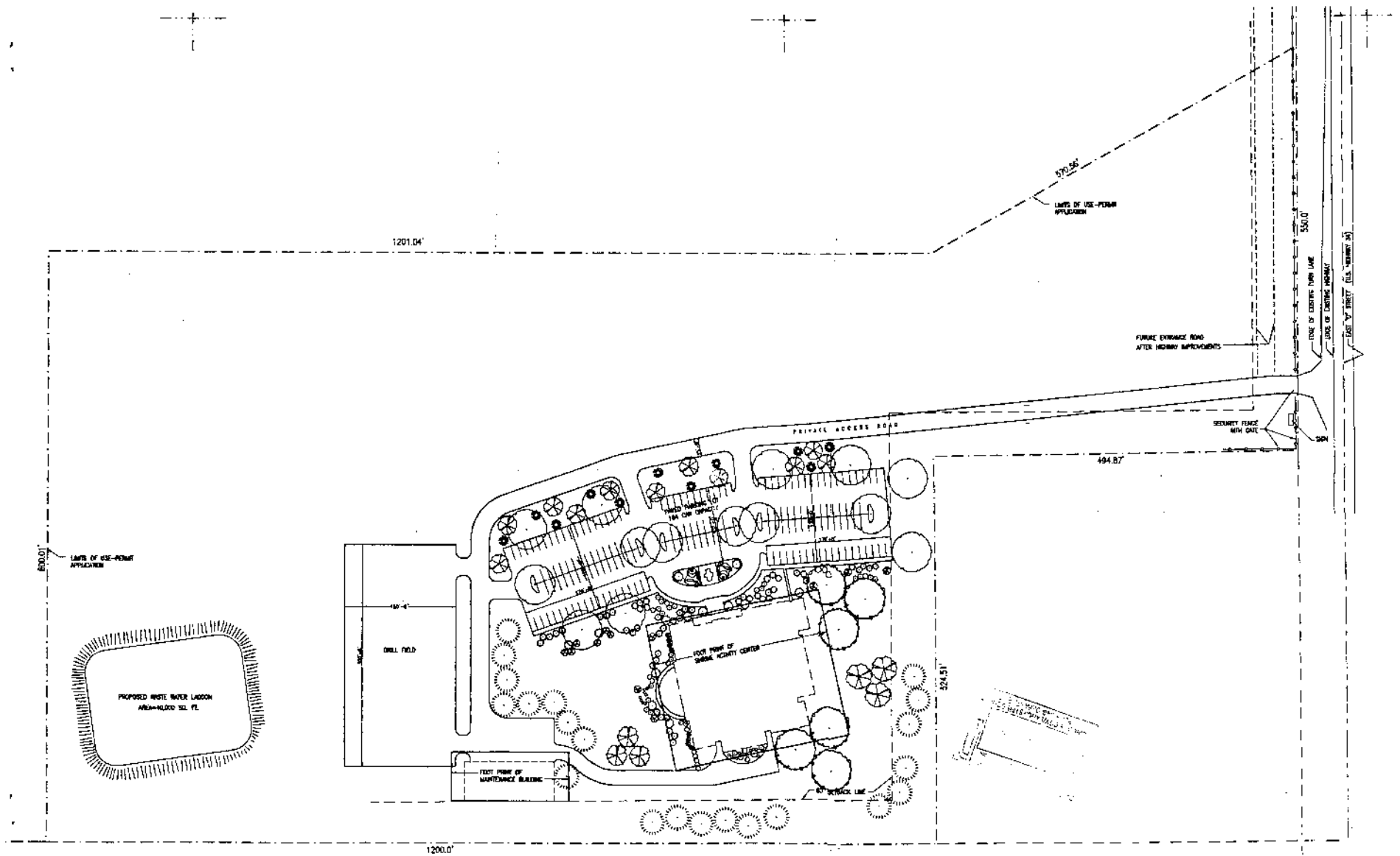
A LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN A PORTION OF LOT 11 I.T., AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL LOCATED IN THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTH QUARTER CORNER OF THE SAID SECTION 24; THENCE: N00°00'00"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF HIGHWAY NO. 34 AND THE SOUTHEAST CORNER OF LOT 11 I.T.; THENCE: N89°32'24"W, ON SAID LINE, A DISTANCE OF 259.52 FEET TO THE POINT OF BEGINNING; THENCE: N89°32'24"W, ON SAID LINE, A DISTANCE OF 290.48 FEET; THENCE: N89°08'53"W, ON SAID LINE, A DISTANCE OF 259.52 FEET; THENCE: N00°03'05"E, A DISTANCE OF 494.87 FEET; THENCE: N89°52'29"W, A DISTANCE OF 524.50 FEET; THENCE: N00°03'04"E, A DISTANCE OF 1200.00 FEET; THENCE: S89°43'06"E, A DISTANCE OF 800.01 FEET; THENCE: S00°03'04"W, A DISTANCE OF 1201.04 FEET; THENCE: S28°42'01"E, A DISTANCE OF 570.56 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 26.769 ACRES MORE OR LESS.

above survey or report was executed
under supervision and that I am a duly
licensed surveyor under the laws of the State of

of AUGUST, 2001

L.S. 516
L.S. 516

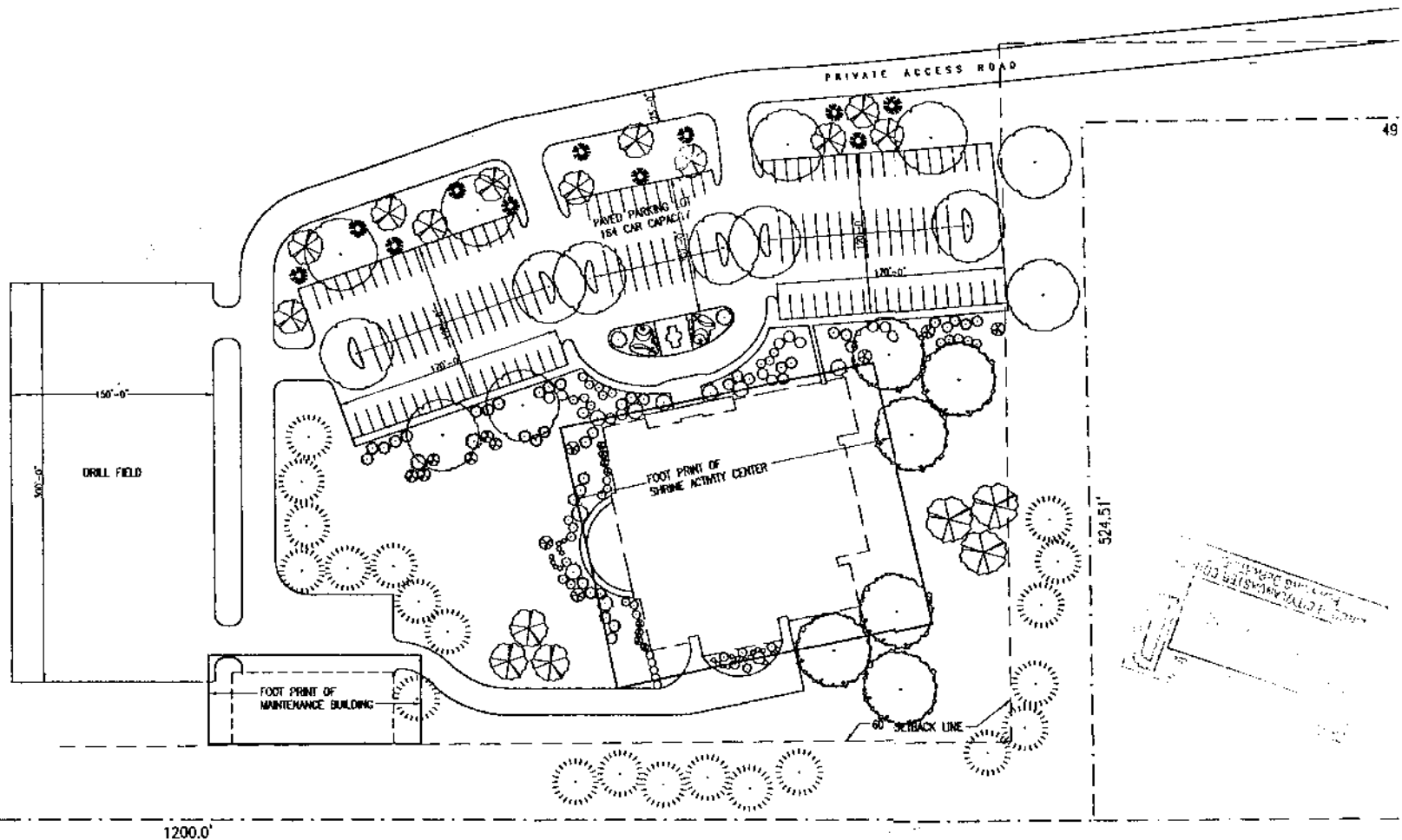
SEP 20



← **SITE PLAN**
 SCALE 1" = 40'

SESOSTRI'S SHRINE CENTER
 LINCOLN, NEBRASKA
 8/23/04

-PERMIT



SITE PLAN

SCALE (1"=90')

SESOSTRIS SHRINE CE
LINCOLN, NEBRASKA

494.8'

PLANT MATERIAL LIST

NO.	COMMON NAME	SYMBOL	COMMON NAME	SYMBOL
1	1-10'		1-10'	
2	2-10'		2-10'	
3	3-10'		3-10'	
4	4-10'		4-10'	
5	5-10'		5-10'	
6	6-10'		6-10'	
7	7-10'		7-10'	
8	8-10'		8-10'	
9	9-10'		9-10'	
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98	98-10'		98-10'	
99	99-10'		99-10'	
100	100-10'		100-10'	

NOTES:

1. Planting shall be completed on or before the date of construction. It is understood that the contractor shall provide for the maintenance of the plants during the construction period.
2. All plants shall be installed in accordance with the specifications of the landscape architect. The contractor shall be responsible for the maintenance of the plants during the construction period.
3. All plants shall be installed in accordance with the specifications of the landscape architect. The contractor shall be responsible for the maintenance of the plants during the construction period.
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6. All plants shall be installed in accordance with the specifications of the landscape architect. The contractor shall be responsible for the maintenance of the plants during the construction period.
7. All plants shall be installed in accordance with the specifications of the landscape architect. The contractor shall be responsible for the maintenance of the plants during the construction period.

Minor Landscape, Inc.
1121 West Burnham Street
Lincoln, Nebraska
68522-2124
April 2000

SESOSTRIS SHRINE CENTER
LINCOLN, NEBRASKA 8/23/01

LANDSCAPE PLAN

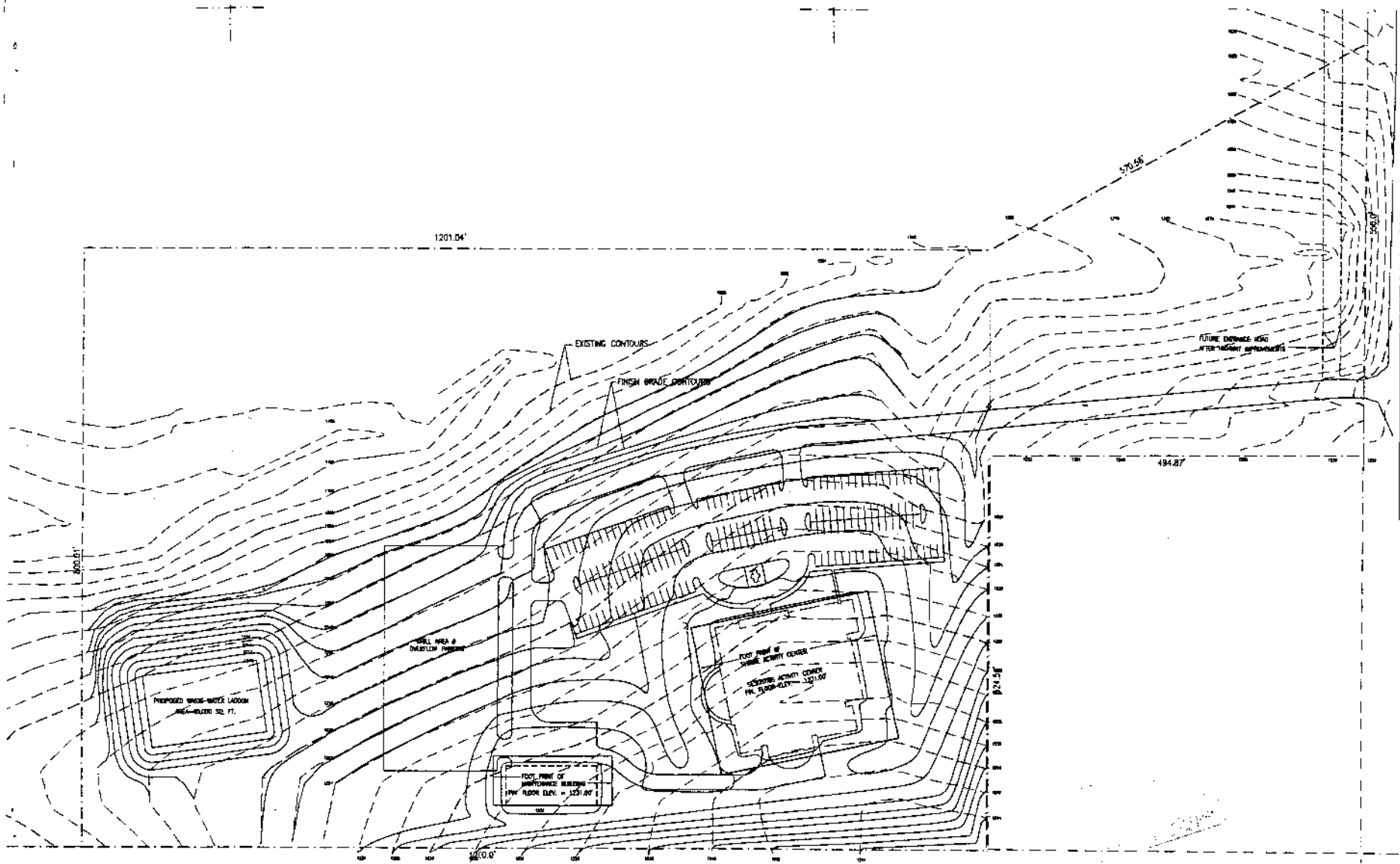
SCALE (1" = 60')

1200.0'

FOOT PRINT OF
MAINTENANCE BUILDING

FOOT PRINT OF
SHRINE ACTIVITY CENTER

NOTE: EXISTING BIRCH SHRUBS
IN LANDSCAPE COMPANION



← **GRADING PLAN**
SCALE (1" = 80')

SESOSTRIS SHRINE CENTER
LINCOLN, NEBRASKA
8/23/01

PIERSON, FITCHETT, HUNZEKER, BLAKE & KATT
Law Firm

Gary L. Aksamit
Thomas J. Fitchett
Mark A. Hunzeker
William G. Blake
Peter W. Katt
William C. Nelson
David P. Thompson
Patrick D. Timmer
Michael T. Johnson

1045 Lincoln Mall, Suite 200
P.O. Box 95109
Lincoln, Nebraska 68509

Fax (402) 476-7465
Telephone (402) 476-7621

September 20, 2001

Ray Hill
Planning Department
555 S. 10th Street
Lincoln, NE 68508

Re: Sesostris Shrine Activity Center

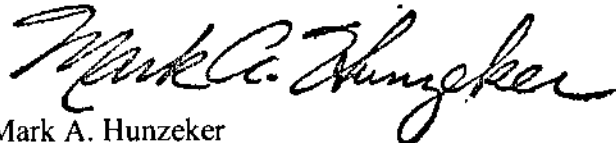
Dear Ray:

Enclosed is the Application for the Sesostris Shrine Activity Center which we have discussed with you several times. Enclosed with the Application are site plans, landscape plans and grading plans, together with a survey and information sheet relative to proposed use of the site. I believe everything contained in this information is consistent with the discussions we have had.

The Shrine has owned this property for several years in anticipation of moving from its present location on Yolande to have a facility which is better suited to its needs and which provides area for various events, as well as practice facilities for a number of the units.

If you have any questions, feel free to call.

Sincerely,



Mark A. Hunzeker
For the Firm

MAH:la
Enclosures

**SESOSTRIS SHRINE ACTIVITY CENTER
USE PERMIT FOR EAST "O" PROPERTY**

Information Responding to Requirements in LMC §27.63.200 Permitted Special Use: Clubs:

- (a) Type of Activity: Fraternal order ceremonials, meetings, social events, and location for casual social contact; administrative offices for organizational activities and events; meetings for sub-units of fraternity; instrumental and vocal rehearsal; social events and meetings by outside groups.

Expected Peak Use: Members banquet/dance and general membership meetings occurring an average of once a month and involving a maximum of 500 people.

Anticipated Time of Peak Activity: Evening hours up to 1:00 a.m.

Expected Expansion of Facilities: None anticipated at this time.

- (b) (c) Off-street Parking: The project will include parking for approximately 160 cars. The largest space in the building will be an assembly hall with an area of 7,500 sq. ft. or less.

General Information:

The Activities Center will have an area of 32,000 sq. ft. or less. Facilities provided will include offices, meeting rooms, storage areas, lounge areas, dining space, kitchen space, and an assembly hall.

The Maintenance Building will have an area of 8,000 sq. ft. or less. It will include a meeting room and shop facilities for the maintenance of the building and construction of projects used in organizational activities, such as parade floats and scenery for ceremonials.

A list of facilities projected to be included in the buildings is attached. This list is subject to minor changes during the design process.

Utilities:

Natural Gas: Site is served by a natural gas pipeline on the south boundary.

Electricity: Service will be requested from the Lincoln Electrical System.

Water: The site presently contains one well. Its capacity will be determined and, if adequate, a treatment system will be installed and this well will be used as the source of potable water. Provisions for fire protection may include the construction of a pond if the well source does not provide adequate capacity.

Waste Water: A waste water lagoon will be constructed.

Sesostis Shrine Mosque

8/27/2001

ROOM LIST

Rm No	Room Name	Area, NSF	Notes
1. Administrative Area			
1.01	Potentate's Office	140	
1.02	Recorder/Treasurer's Office	180	
1.03	Business Administrator's Office	140	
1.04	Deputy Business Administrator's Office	140	
1.05	Shrine Bowl Office	400	
1.06	Project Office	140	
1.07	Clerical Office Space	220	
1.08	Volunteer Work Space	120	
1.09	Office Machine Area	120	
1.10	Vault/File Room	70	
1.11	Conference Room	270	
1.12	Merchandise Sales	100	
1.13	Divan Room	400	
	Subtotal	2,440	
2. Meeting and Ceremonial Areas			
2.01	Small Group Meeting Rooms, 4 @ 600 NSF	2,400	Seats up to 40 people each
2.02	Intermediate Meeting Rooms, 2 @ 1,000 NSF	2,000	Seats up to 100 people each
2.03	Great Hall	7,200	Seats up to 500 for programs & meetings, 400 for dining
2.04	Beverage Service Bar	200	
2.05	Table/Chair Storage	300	
	Subtotal	12,100	
3. Social Areas			
3.01	Game and Trophy Room	400	
3.02	Bar and Lounge	1,600	Seats up to 60 at bar and tables
3.03	Dining Room	1,500	Seats up to 60 for casual dining and group dinners
3.04	Kitchen and Pantry	800	
	Subtotal	4,300	
4. Unit Storage and Work Areas			
4.01	Administrative/Divan Storage	150	Storage for administration and for unit regalia and equipment
4.02	Band Storage	150	
4.03	Music Storage	100	
4.04	Clowns Storage	150	
4.05	Ritualistic Divan Storage	150	
4.06	Unit Storage Room, 4 @ 100	400	
4.07	Legion of Honor Storage	100	
4.08	Unit Common Storage	600	
4.09	Building Receiving Room	400	
	Subtotal	2,200	
5. Shop Wing			
5.01	Wood and Metal Shop	400	Detached structure
5.02	Shop Wing Toilets	80	
5.03	Shop Wing Meeting Room	300	
5.04	Project Assembly/Storage Area	5,920	
0.00	Building Structure	300	
	Subtotal	7,000	
	SUBTOTAL, NET PROGRAM AREAS		28,040
6. Building Service Areas			
6.01	Lobby	600	
6.02	Main Toilets	600	
6.03	Meeting Area Toilets	120	
6.04	Cloak Room	200	
6.05	Custodial Facilities	340	
6.06	Mechanical Equipment Room	1,000	
6.07	Electrical Closets	150	
6.08	Corridors	2,000	
0.00	Building Structure	1,200	
	SUBTOTAL, NON-PROGRAM AREAS		6,210
	GROSS BUILDING AREA		34,250
	Net/Gross Ratio		0.819



Lancaster

County

Engineering


Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

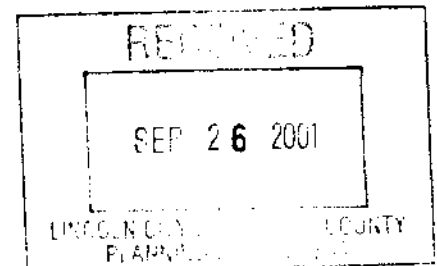
DATE: September 25, 2001

TO: Mike DeKalb
Planning Department

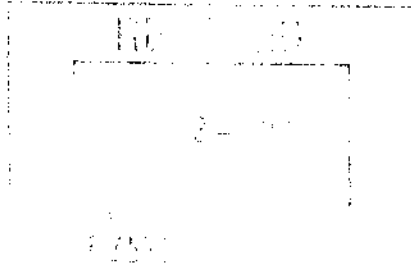
FROM: Larry V. Worrell 
County Surveyor

SUBJECT: SPECIAL PERMIT #1936
SESOSTRIS SHRINE ACTIVITY CENTER

Upon review, this office has no direct objections to this submittal.



LVW/cm



Memo

To: Mike Dekalb, Planning Department

From: Mark Canney, Parks & Recreation *MC*

Date: October 1, 2001

Re: Seostis Shrine Center

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Radiant & Royalty Crabapple should be substituted with another variety(ies) due to susceptibility to scab and mildew. Please consider the following crabapples with similar ornamental qualities:

Purple Prince, Centurian, Indian Summer, and/or Prairiefire. Each of these specimens rate good to excellent for disease resistance including scab, fire blight, cedar apple rust and mildew.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.



INTER-DEPARTMENT COMMUNICATION

DATE October 2, 2001

TO Mike DeKalb, City Planning

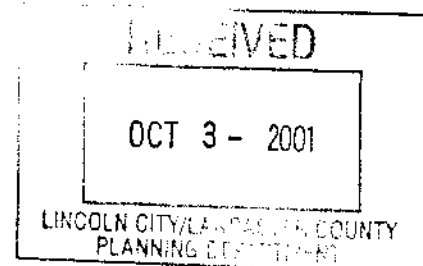
FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #4N-103E

Attached is Special Use Permit #1936 for Sesostris Shrine Center.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.



ST/ss
Attachment
c: Terry Wiebke
Easement File